

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT  
for  
September 17, 2009  
MEETING NO. 8-09**

**APPLICATION:** HDC2010-00478  
**ADDRESS:** 219 Frederick Avenue  
**ACCEPTED:** 8/6/09  
**OWNER:** Prosper Osei-Wusu  
**REQUEST:** Demolish building  
**STAFF:** Robin D. Ziek



**PROJECT SUMMARY:**

The applicant requests Evaluation of Significance review by HDC, as part of the Demolition Permit application process. The house has been extensively damaged by fire.

**STAFF RECOMMENDATION**

Based on an assessment of the history and architecture of the site, the staff finds that this property fails to meet any of the Criteria for Historic Designation in the City of Rockville.

**[DRAFT MOTION OF EVALUATION OF SIGNIFICANCE WITH FINDINGS:]**

Finding that HDC2010-00478, for Evaluation of Historic Significance of the property at 219 Frederick Avenue does not meet the Criteria for historic designation for the City of Rockville, I move to NOT recommend historic designation of the property.

**BACKGROUND:** A demolition permit was received at the City of Rockville on August 6, 2009. The house was damaged by fire in October 2008. The property is located mid-block on the south side of Frederick Avenue in Lincoln Park. It is a 1-1/2 story Colonial Revival style house, which was constructed in 1949. It is considered a Contributing Resource in the Lincoln Park Conservation District and is considered part of the Third Period of Significance (1949-1970: making the period after the 1949 Mass Annexation into Rockville and lasting until the end of de facto segregation).

**219 Frederick Avenue (HDC2010-00478)**

September 17, 2009  
HDC Evaluation of Significance

The house sits in the middle of two platted lots. It has been used as a rental property for several years, and the owner's intention is to maintain this as a rental property in the future.

**Property Area:** 22,500 sf.

**Structure Area:** 698 sf.

**Zone:** R-60 and Lincoln Park Neighborhood Conservation District (Sec. 25.14.03)

**Development Standards:** The Lincoln Park Conservation District (adopted in 2008) provides specific standards applicable only to Lincoln Park, which restrict the size and height of new construction. Demolition is discouraged but permitted, with additional lot coverage possible if the original structure is retained. Lots may not be resubdivided, and may not be assembled.

**City of Rockville Permits Required:**

Demolition Permit included in Residential Building Permit Application

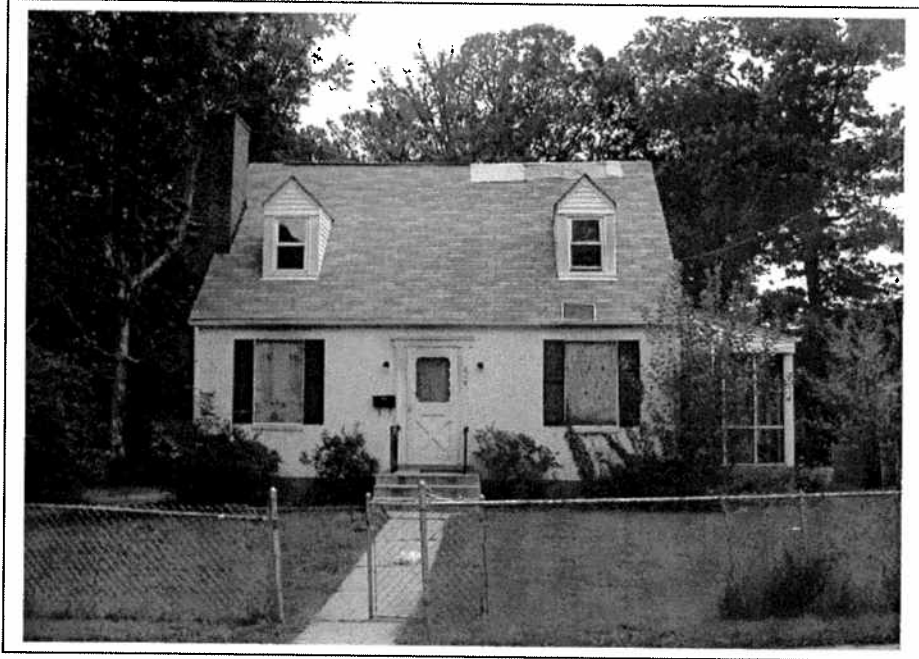
**Deed Research**

The Property was subdivided as part of the platting of H.L.England's Second Addition to Lincoln Park in 1926, as Block 8 Lots 14 and 15. It was sold by Suburban Properties, Inc. (Mr. England, President) in 1937 and 1941 to Smith and Sarah Jackson. They already owned some property in the Martins Lane area. The house is not shown on the 1949 Sanborn Fire Insurance Map, but tax records indicate that the house was built in 1949. The Jacksons owned this property until 1979, after which Mrs. Jackson sold it to Walker and Elizabeth Hill. Mr. Jackson had already passed away. The Hills lived here until recently. Mrs. Hill sold the property in 2006, her husband having already passed away. Mr. Osei-wusu is the current owner, and he has maintained this as rental property.

<b>Liber/Folio</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>
31603/559	1/10/2006	Walker I. Hill & EH	Prosper Osei-wusu
5363/874	7/23/1979	Sarah Louise Jackson Ambush	Walker I. Hill & Elizabeth H
812/375 LOT 15, Bl 8	2/24/1941	Suburban Properties, Inc.	Smith and Sarah Jackson
676/11 LOT 14, Bl 8.	8/4/1937	Suburban Properties, Inc	Smith and Sarah Jackson
Suburban properties: H.L. England's Second Addition to Lincoln Park Plat book 4; #342 [also L398/196]			

**Property Description**

The property consists of two platted lots, each one measuring 50 feet by 225 feet (11,250 sf). The land is relatively flat. There are many mature trees on the property, including a few which are dead/dying. The house was built across lot lines, centered in the property with a standard setback from Frederick Avenue.



Front (North) elevation



Rear (South) elevation

The house is a 1-1/2 story Colonial Revival style house, with a side-gable roof with two small dormers on the front elevation, and a large shed dormer on the rear elevation. There is a screened porch on the west elevation, and a small concrete stoop at the front door. The exterior

finish is stucco, and there are applied shutters flanking each window. There is a basement, with exterior access at the back of the house.

In October 2008, there was a basement fire, which destroyed the interior structural system for the first floor including floor joists, beams, and columns. Much of the first floor has collapsed. Smoke damage throughout the house and water damage from fire control also contributed to the interior damage. The applicant has investigated the potential for rehabilitation, but has decided to demolish the structure and build a new house on the property.

### **Historic Significance**

The house was constructed in the mid-20<sup>th</sup> century, after Lincoln Park was annexed into the City of Rockville. Two families lived here over extended periods of time, and family members continue to reside in Rockville.

The house is considered a Contributing Resource in the Lincoln Park Conservation District, and is included in the Third Period of Significance. This period includes 1949-1970. This reflects the Civil Rights Era with the impetus from returning World War II veterans confronting the effects of segregation in America up to 1970, which marks the effective end of de facto segregation in Rockville.

## **CITY OF ROCKVILLE HISTORIC DISTRICT DESIGNATION CRITERIA**

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

### **I. Historical and cultural significance:**

A. EVENT: Is the site of a significant historic event.

*No, this is not the site of a significant event.*

B. PERSON: Is the site identified with a person or a group of persons who influenced society.

*No, this is not identified with a person or group who influenced society.*

C. PATTERN OF EVENTS: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (See Rockville Context in Management Plan)

*No, the property does not exemplify the cultural heritage of Lincoln Park.*

- D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

*No, the property does not embody the history of Lincoln Park.*

## **II. Architectural and design significance:**

- A. ARCHITECTURE: Embodies the distinctive characteristics of a type, period or method of construction. *No, the building is not a prototypical example of its type.*
- B. ARCHITECT: Represents the work of a master. *No.*
- C. ARCHITECTURE: Possesses high artistic values. *No.*
- D. Represents a significant and distinguishable entity whose components may lack individual distinction. *No, this criterion applies to multi-site historic districts only.*
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

*No, there is nothing singular about the house or the landscape.*

## **III. Structural Integrity:**

Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

**"Substantially Altered" - The exterior of the property retains its original form, but the original doors and windows have all been replaced and/or damaged in the fire; and the interior structural system is seriously damaged.**

Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.

Original or near original condition (all changes reversible)

Outbuildings present and recognizable

## **IV. Level of site significance: (Check those that apply)**

Local:

State

National:

**ARCHITECTURAL SIGNIFICANCE**

The property is a good example of a mid-20<sup>th</sup> century Colonial Revival Style house. This is one of many similar examples throughout Lincoln Park and Rockville. This is not the prototype for this architectural style in the city.

**CULTURAL AND SOCIAL SIGNIFICANCE**

The property is associated with the African-American community of Lincoln Park, and is considered “Contributing” in the Third Period of Significance for Lincoln Park (1949 – 1970). However, as a single-site historic district, the property fails to meet any of the Criteria for historic designation.

**ARCHAEOLOGICAL RESOURCES: LOW POTENTIAL**

As documented on the 1949 Sanborn map, the current house is most likely the first that was constructed on the property.



City of Rockville  
Dept. of Community Planning & Development Serv.  
Inspections Services Division  
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8240

OEM2010 - 00121

Application Date: 6-6-09  
Building Permit Number BLD2010 - 00121  
Is this property owner occupied? ☐ Yes ☐ No  
Variance/Special exception required? ☐ Yes ☐ No  
Application No.: \_\_\_\_\_

# Residential Building Permit Application

PLEASE PRINT CLEARLY OR TYPE	NUMBER, STREET, & ZIP <u>219 Frederick Ave 20850</u>		SUBDIVISION NAME <u>Lincoln Park</u>	
	NAME		MAILING ADDRESS - NUMBER, STREET, CITY, STATE, AND ZIP CODE	
ARCHITECT	COMPANY <u>TBD</u>		TELEPHONE NUMBER	
	LAST	FIRST	MD State Reg. #	
APPLICANT	LAST <u>OSER-WUSA</u>		12401 Pleasant Prospect Rd Bowie, Md 20721	
	FIRST <u>Prosper</u>		301 390 1340	
CONTRACTOR	COMPANY <u>TBD</u>			
	LAST	FIRST	MD State Lic. # Exp. Date	
ENGINEER	COMPANY		MD State Reg. #	
	LAST	FIRST		
PROPERTY OWNER	COMPANY			
	LAST <u>OSER-WUSA Prosper</u>	FIRST	12401 Pleasant Prospect Rd Bowie, Md 20721 301 390 1340	

## TYPE OF IMPROVEMENT

- ☐ Deck  
☐ Addition  
☐ Garage  
☐ Alteration  
☐ Repair  
☒ Demolition  
☐ Other: \_\_\_\_\_

## PRINCIPAL TYPE OF FRAME

- ☒ Masonry  
☐ Wood Frame  
☐ Other: \_\_\_\_\_

## BUILDING OWNERSHIP

- ☒ PVT Private-taxable  
☐ PVE private-tax exempt  
☐ FED Public-Federal  
☐ ST Public-State  
☐ CO Public-County  
☐ CTY Public-City

## OTHER REQUIRED PERMITS:

- ☐ Plumbing  
☐ Mechanical/Equipment/Ductwork DIF  
☐ Electrical  
☐ Gas

## SETBACKS FROM PROPERTY LINE TO NEW STRUCTURE

Front: \_\_\_\_\_ ft.  
Left: \_\_\_\_\_ ft.  
Right: \_\_\_\_\_ ft.  
Side Street: \_\_\_\_\_ ft.  
Rear: \_\_\_\_\_ ft.

## PROJECT DESCRIPTION (MUST COMPLETE)

Fire damage; structure  
damage unsafe conditions

## NEW BUILDING/STRUCTURE SIZE:

Width: 25x ft.  
Depth: 30 ft.  
Height: 10 ft.  
Stories: 1 1/2 ft.

BASEMENT: ☐ Finished  
☒ Unfinished ☐ None

## AREAS

Total Existing Floor: 1044 sf.  
Total Floor New: \_\_\_\_\_ sf.  
Total Land: 22,500 sf.  
Under Constr: 750 sf.  
Roof/Overhang: \_\_\_\_\_ sf.

## ESTIMATED COST

Construct: \$ \_\_\_\_\_  
Electric: \$ \_\_\_\_\_  
Plumbing: \$ \_\_\_\_\_  
Mech./Heating-A/C: \$ \_\_\_\_\_  
Total: \$ 2000

## TYPE OF HEAT?

Will new ductwork be installed?  
☐ Yes ☐ No

I hereby certify that I have the authority to make the foregoing application that the application is correct, and that the construction shall conform to the regulations in the Building Code, the Zoning Ordinance, all other codes and regulations or private building restrictions, if any, which may be imposed on the above property by deed. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I have read and understood the "Permit Conditions" listed on the back of this page.

Applicant's Name (Please print) PROSPER OSER-WUSA

Signature of Applicant \_\_\_\_\_

Title OWNER

Date 6/6/09

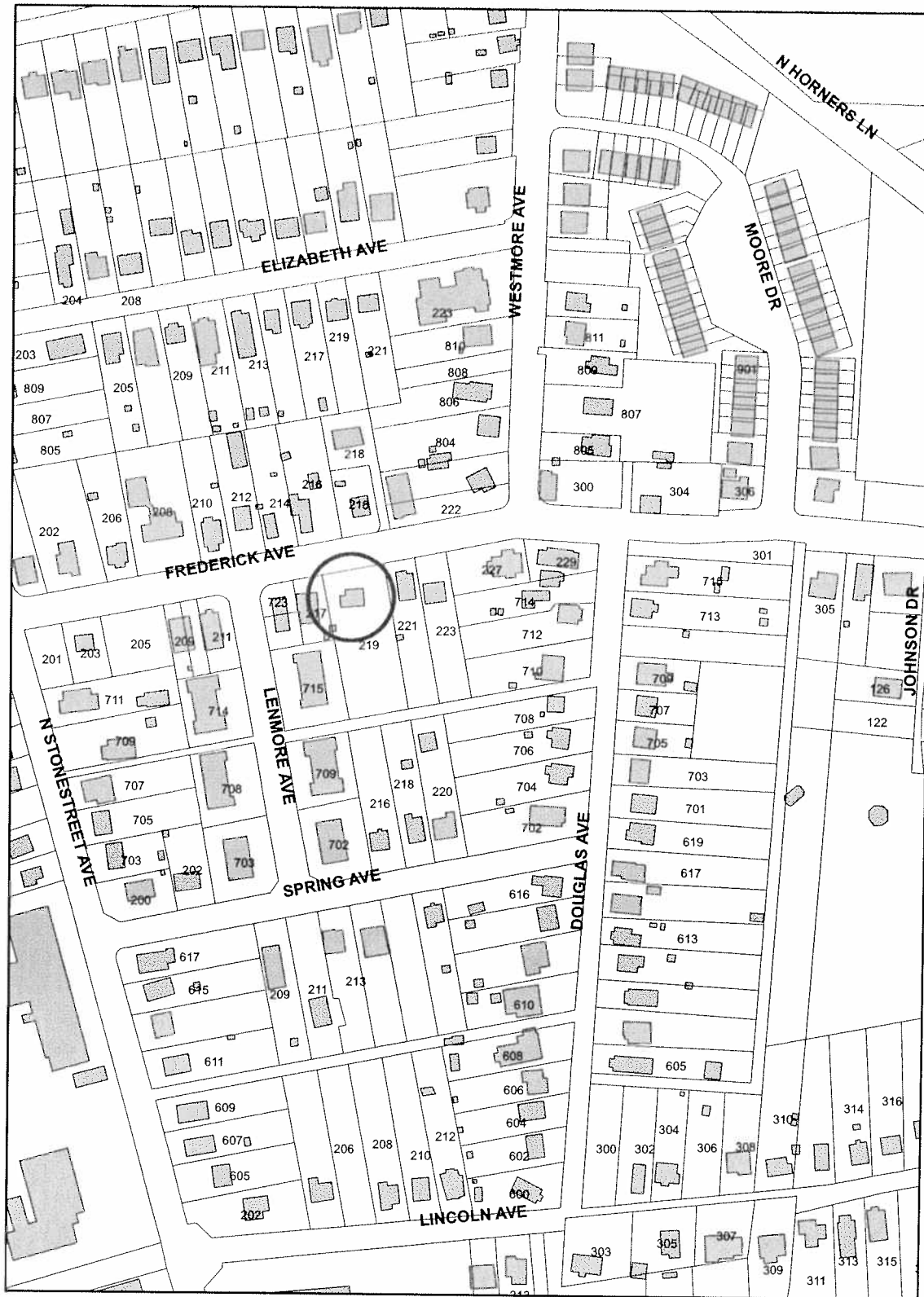
Daytime Phone Number 301 390 1340

File: October 2008

①



# 219 Frederick Avenue (HDC2010-00478)



September 17, 2009  
HDC Evaluation of Significance

# CONSUMER INFORMATION NOTES:

- 1 This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2 This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3 This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4 Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
- 5 No Title Report furnished.



RECEIVED

AUG 06 2009

INSPECTION SERVICES

PART OF LOT 16

UNLABELED 15' WIDE PUBLIC (ALLEY) PER PLAT

S 83°22' W 100' (TOTAL)  
50' 50'

TOTAL AREA = 22,500 S.F.±

PART OF LOT 15  
11,250 S.F.±  
(COMPUTED)

PART OF LOT 14  
11,250 S.F.±  
(COMPUTED)

LOT 56

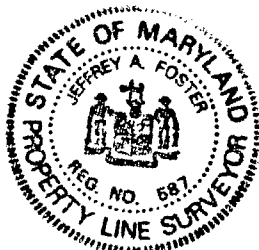
P.B. 3784 LOT 57

P.B. 49 LOT 58

LOT 59

## Notes

1. Flood zone "C" per H.U.D. panel No. 240051-0001B.
  2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.
- Fences, if shown, have been located by approximate methods.

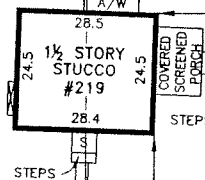


S 6°38'00" E 225' (COMP.)

N 6°38'00" W 225' (COMP.)

N 6°38'00" W 225' (COMP.)

PART OF LOT 61



ASPHALT DRIVEWAY

4' WIDE CONC. WALK N 83°22' E 100' (TOTAL) 50' 50'

LOCATION DRAWING  
PARTS OF LOTS 14 & 15  
BLOCK 8  
H.L. ENGLAND'S ADDITION  
TO  
LINCOLN PARK  
MONTGOMERY COUNTY, MARYLAND

5' WIDE STRIP CONVEYED UNTO  
THE MAYOR AND COUNCIL OF ROCKVILLE  
PER LIBER 2717 AT FOLIO 443 (500 S.F.±)

FREDERICK AVENUE  
(40' WIDE R/W PER PLAT)

## SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster 587  
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

## REFERENCES

PLAT BK. 4  
PLAT NO. 342  
LIBER 5363  
FOLIO 874  
LIBER 2717  
FOLIO 443



SNIDER & ASSOCIATES  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 216  
Gaithersburg, Maryland 20879  
301/948-5100, Fax 301/948-1266

DATE OF LOCATIONS

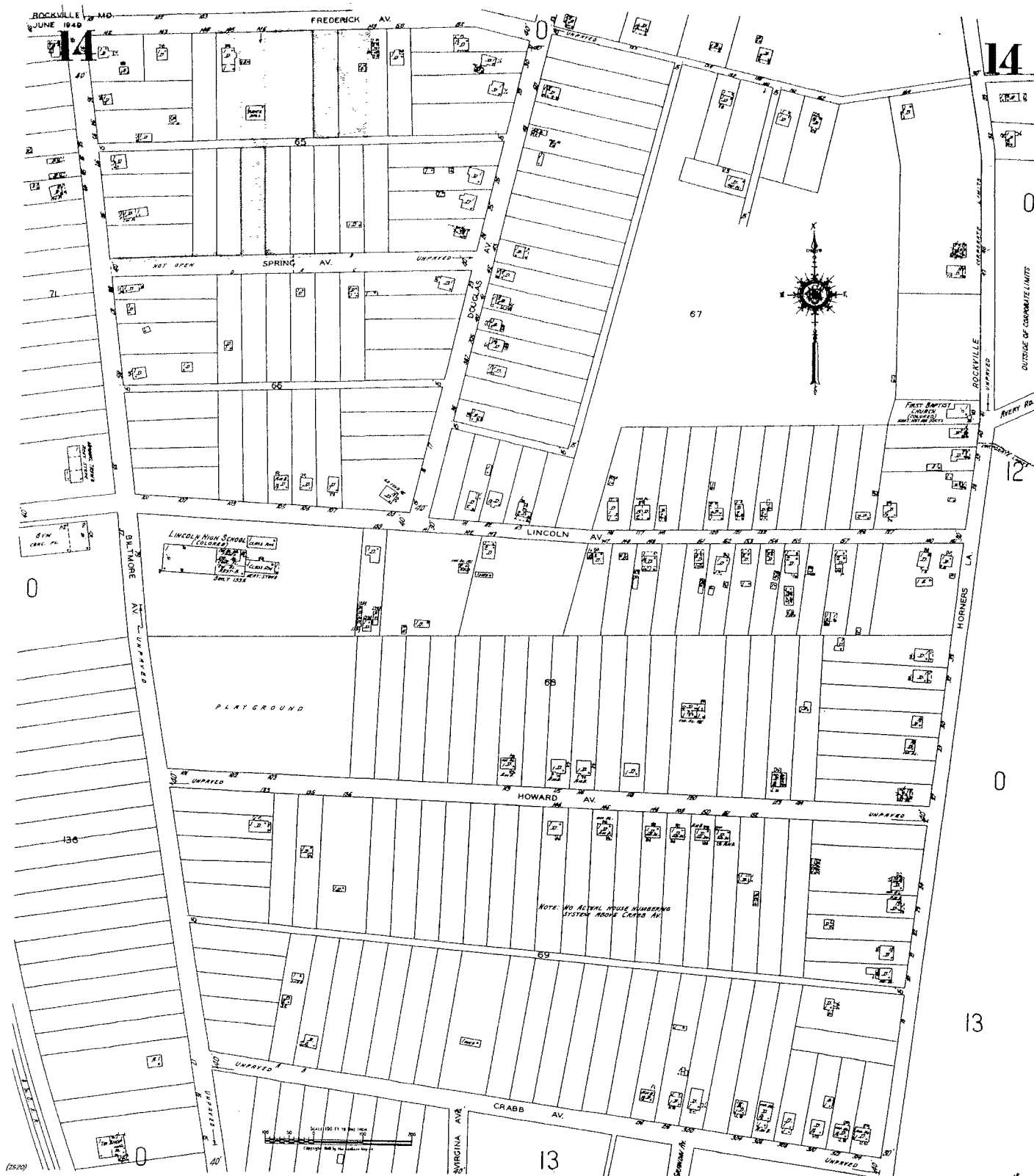
SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: M.A.S.

HSE LOC. 09-15-05

JOB NO.: 05-7345







RE: 219 Frederick Avenue

Wilma Bell o Rziek

09/09/2009 02:52 PM

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History: This message has been replied to.

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Hi Robin,

Thank you so much for letting us know. I know Smith and Sarah Jackson's daughter, Edith Gregg still lives in the area. Anita may have information where she can be reached. I can't think of anything more at this time but I'll stay in touch.

The last time (before the fire) we spoke with the owner, Mr. Osei-wusu, he wanted to change the zoning and build several attached homes on that lot. But he had many, many ideas at that time – none very pleasing. As much as we hate to see another demolition, another single family house may be our only option as long as the zoning is consistent with other single family homes on Frederick Avenue. But that's my initial thought.

Please feel free to contact me anytime.

Thank you for letting us know.

-----Original Message-----

**From:** Rziek@rockvillemd.gov [mailto:Rziek@rockvillemd.gov]

**Sent:** Wednesday, September 09, 2009 2:06 PM

**Subject:** 219 Frederick Avenue

Fran, Anita and Wilma:

As representatives of the Lincoln Park Civic Association, I would like to let you know that we are reviewing the historic significance of the property at 219 Frederick Avenue. The property was severely damaged by fire in October 2008, and the owner would like to demolish the house and build a new single-family residence.

Deed research shows that the property was sold by Suburban Properties, Inc. in 1937 and 1941 (there are two lots #14 and 15) to Smith and Sarah Jackson. Sarah Jackson sold the property in 1979, after her husband had passed away, to Walker and Elizabeth Hill. Elizabeth Hill sold the property in 2006, after her husband had passed away, to Mr. Osei-wusu. He is the current owner. I have followed the adjacent platting of Lenmore Place (1956), but this property is adjacent to that and not actually part of that redevelopment.

It would be a great help if you could let me know anything that might be of historic interest concerning this property or the associated people. In the future, we would like to contact you on any proposed demolition in Lincoln Park, so that we can provide the information to the HDC for their Evaluation.

Thank you for your help. - Robin

(5)



RE: 219 Frederick Avenue

Anita Summerour o Rziek

09/10/2009 09:37 AM

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History: This message has been replied to.

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Robin,

My comments re 219 Frederick Ave are as follows:

1. As far as I know, there is no historical significance to Lincoln Park concerning this house.
2. This boarded-up property is currently an eyesore in the neighborhood.
3. I suggest that you provide Mr. Osei-wusi with a copy of the Lincoln Park Conservation Plan. The Development Standards Section of the Plan includes pictures of houses at 211 and 325 Lincoln Ave. These are recently built houses that blend in with the community—they don't overpower adjoining properties.
4. Mr. Osei-wusu previously had plans for this property that would have demolished the structure that is there now to be replaced by four houses. I hope that his plans for a "single-family residence" are not actually a large quad-type house that could be occupied by four different families.
5. I am the owner of 221 Frederick Ave. I would like to see Osei-wusu's final plans.

Thank you for the opportunity to comment early in this process. I hope that the community's involvement concerning 224 Elizabeth Ave. has helped the City to realize that community participation should come sooner rather than later.

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